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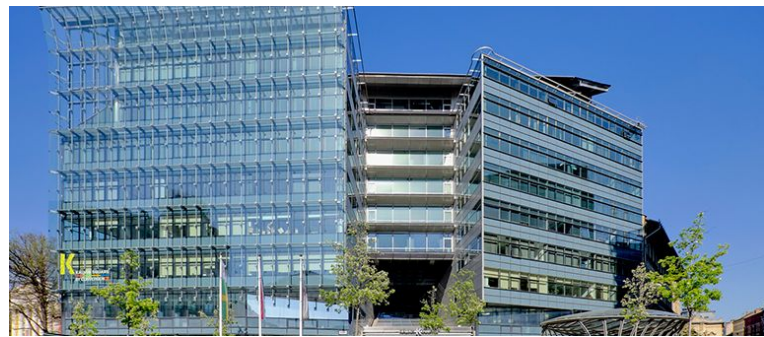


Kálvin Square

1085 Budapest, Kálvin tér 12.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/213-kalvin-square>

Kálvin Center office building is at Kálvin Square, one of the busiest junction at the heart of Budapest. Due to outstanding location it can be reached both by car and public transport easily. The building is situated next to the National Museum and near to the M3 subway station. The front facade displays modern style with its glass structure whereas in the Múzeum utca the classicistic style of the former building was conserved. The building consists of two wings, each offers class A office space on eight floors, which are accessed by two separate elevators, and staircase blocks.



Data			
Location	CBD	Status	Existing building
Completion year	2003 / Q2	Refurbishment year	
Category	A	Number of floors	

Rental fees/prices			
Office	18.5 €/m ² /mo - 25 €/m ² /mo	Office Service Charge	4 €/m ² /mo
Parking rent	160 €/m ² /mo - 160 €/m ² /mo	Min. term of lease	5

Areas			
Available GLA	451 m²	Number of parking lots	
Gross Leasable Are (GLA)	9244.00 m²	Common Area Share (CAR)	5.58
Office	98 m² - 451 m²		

Details of the property	
Access	Metro: M2, M3, M4 Bus: 9, 15, 115 Trolley: 83M Tram: 47, 49
Green certificate	

Technical specification

4-pipe fan-coil system, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, UPS,

Amenities

Card-entry system, 24/7 security service, Reception service, In-house restaurant, In-house café,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	155 m ²	18.5 €/m ² /mo - 25 €/m ² /mo	Available from 01.05.2024
Unit 2	To let	Office	Floor 7	198 m ²	18.5 €/m ² /mo - 25 €/m ² /mo	
Unit 3	To let	Office	Floor 9	98 m ²	18.5 €/m ² /mo - 25 €/m ² /mo	Available from 01.02.2024

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Prices do not include VAT.

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